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State of Indiana

HUD CAPER PY2018

PREPARED FOR:

Office of Community and Rural Affairs

[ingov/ocra](#)

Indiana Housing and Community Development Agency

[ingov/ihcda](#)

DRAFT

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CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT.

PROGRAM YEAR 2018

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This CAPER describes how the allocation of the federal Community Development Block Grant (CDBG), funding from the HOME Partnerships Program (HOME), the Housing Trust Fund (HTF), Emergency Solutions Grant (ESG), and funding from the Housing Opportunities for Persons with AIDS (HOPWA) program helped fulfill those goals during the latest program year, PY2018. PY2018 covered the funds allocation period from July 1, 2018 through June 30, 2019.

This CAPER includes attachments for supplemental reports that are required to be submitted with the CAPER:

1. The Performance and Evaluation Report (PR28), which provides additional detail on the allocation of CDBG;
2. The ESG Sage report, which details subrecipient information and details on the outcomes of ESG beneficiaries; and
3. The HOPWA CAPER, which also details project sponsor information and outcomes of HOPWA beneficiaries.

This CAPER also utilized HUD IDIS reports that are linked fund allocations and disbursements.

It is important to note that more complex and larger projects are completed over more than one program year. As such, the total number of households assisted may not be known until future years. In these cases, the CAPER reports the outcomes accomplished to date.

Based on the PR26 Activity Summary, during PY2018, the state's priorities as demonstrated through funding allocations included:

CDBG:

- Expenditures for real property acquisition of \$246,500 and commitments for real property acquisition of \$749,692;
- Planning grant expenditures of \$706,426 and commitments of \$1.2 million;
- Economic development commitments of \$1.019 million;
- Public improvement commitments of \$10.4 million with \$8,189 expended; and
- \$3,098,278 for grant administration (10% of state allocation)

The state allocated \$10 million in Round 1 of its 2019 CDBG program on August 15. Round 2 of CDBG proposals are due October 2, 2019, with site visits occurring between October 21 and November 8, and applications due November 22.

The state continued to make progress in expending prior year disaster recovery funds during PY2018. As of June 2019, the latest progress report on DR funding at the time this CAPER was developed, the state had \$6 million remaining to deploy (of \$68 million) of the first appropriation and \$5 million to deploy (of \$382 million) of the second appropriation.

HOME:

- New construction of affordable rentals committed at \$2.985 million with \$187,967 expended;
- Rental rehabilitation projects committed at \$2.952 million with \$450,247 expended;
- Tenant Based Rental Assistance (TBRA) at \$600,000 in commitments with \$223,543 expended;
- Acquisition and rehabilitation of \$1 million in commitments with \$679,067 expended.
- Publicly supported housing at [to be determined] million in funding;
- Homeowner rehabilitation at [to be determined] million in commitments and [to be determined] expended;
- Capacity building and funding grants at [to be determined] million; and
- [to be determined] for grant administration

HTF: To date, IHCD has committed \$4,880,732 in HTF. Of that commitment, \$2,699,837 has been drawn. Of the committed activities, three are new construction; one is rehabilitation; two are acquisition and new construction; and one is acquisition and rehabilitation. The funding will support seven HTF units and 123 total units.

ESG:

- Housing and services for special needs populations, including persons experiencing homelessness, at \$4.7 million;
- ESG: \$53,984 for grant administration

HOPWA:

- HOPWA: \$11,866 for grant administration (1% of total funds expended v. 3% allowed)

- HOPWA: \$44,913 for sponsor administration

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Address Disaster Affected Community Needs	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Address Disaster Affected Community Needs	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				

Address Disaster Affected Community Needs	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Rental units rehabilitated	Household Housing Unit	100	221	221.00%			
Address Disaster Affected Community Needs	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	150	188	125.33%			
Address Disaster Affected Community Needs	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	0	0				
Assist HIV/AIDS Residents Remain in Housing - TBRA	Non-Homeless Special Needs	HOPWA: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	580	406	70.00%	580	0	0.00%

Assist HIV/AIDS Residents with Housing - STRUM	Non-Homeless Special Needs	HOPWA: \$	HIV/AIDS Housing Operations	Household Housing Unit	1200	580	48.33%	1200	0	0.00%
Assist HIV/AIDS Residents with Housing - STRUM	Non-Homeless Special Needs	HOPWA: \$	Other	Other		0				
Build Nonprofit Housing Developer Capacity	Affordable Housing	HOME: \$	Other	Other	40	7	17.50%	50	0	0.00%
Create and Preserve Affordable Rental Housing	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	250	346	138.40%	400	122	31%
Create and Preserve Affordable Rental Housing	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	250	173	69.20%	250	0	0.00%
Create Permanent Supportive Housing Opportunities	Homeless Non-Homeless Special Needs	HOME: \$	Housing for Homeless added	Household Housing Unit	100	0	0.00%			
Create Permanent Supportive Housing Opportunities	Homeless Non-Homeless Special Needs	HOME: \$	Other	Other	0	0				
Create/Preserve Affordable Owner Occupied Housing	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	125	23	18.40%	125	0	0.00%
Improve and Construct Public Facilities	Non-Housing Community Development	CDBG: \$	Other	Other	50	34	68.00%	17	0	0.00%

Improve Community Water and Wastewater Systems	Non-Housing Community Development	CDBG: \$	Other	Other	70	8	11.43%	60	0	0.00%
Improve Stormwater Systems	Non-Housing Community Development	CDBG: \$	Other	Other	25	10	40.00%	30	0	0.00%
Permanent Housing Placement	Non-Homeless Special Needs	HOPWA: \$	Other	Other	20	63	315.00%			
Preserve Affordable Owner Occupied Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	183	183.00%	1100	0	0.00%
Prevent Homelessness	Non-Homeless Special Needs	ESG: \$	Other	Other	500	500	100.00%			
Provide Housing Information and Placement Services	Non-Homeless Special Needs	HOPWA: \$	Other	Other	500	515	103.00%	900	0	0.00%
Provide Operating Support for Shelters	Homeless Non-Homeless Special Needs	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	50000	20000	40.00%	50000	0	0.00%
Provide Outreach to Persons who are Homeless	Non-Homeless Special Needs	ESG: \$	Homelessness Prevention	Persons Assisted	1200	1830	152.50%			
Provide Outreach to Persons who are Homeless	Non-Homeless Special Needs	ESG: \$	Other	Other	0	0				

Provide Planning Grants to Local Government/CHDOs	Non-Housing Community Development	CDBG: \$	Other	Other	200	30	15.00%	200	0	0.00%
Provide Rapid Re-Housing	Non-Homeless Special Needs Non-Housing Community Development	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	8000	1354	16.93%	8000	0	0.00%
Provide Services to HIV/AIDS Residents	Non-Homeless Special Needs	HOPWA: \$	Other	Other	200	297	148.50%			
Provide Tenant-Based Rental Assistance	Homeless Non-Homeless Special Needs	HOME: \$2333,543	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1000	200	20.00%	1000	77	1%
Support Community Development Activities	Non-Housing Community Development	CDBG: \$	Other	Other	1	1	100%	1	1	100%
Support Community Revitalization	Non-Housing Community Development	CDBG: \$	Other	Other	50	0	0.00%	20	0	0.00%
Support Facilities Serving HIV/AIDS Residents	Non-Homeless Special Needs	HOPWA: \$	Other	Other	32	32	100.00%			
Support Homeless Activities	Non-Homeless Special Needs	ESG: \$	Other	Other	1	0	0.00%			

Support Housing Activities	Internal Support	HOME: \$	Other	Other	1	0	0.00%	1	0	0.00%
Support Program Delivery--STRUM	Non-Homeless Special Needs	HOPWA: \$	Other	Other	1	0	0.00%			
Support Program Delivery--TBRA	Non-Homeless Special Needs	HOPWA: \$	Other	Other	1	0	0.00%			
Support Workforce Development	Non-Housing Community Development	CDBG: \$	Other	Other	20	0	0.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The State of Indiana determines its high priority needs through a combination of economic analysis on housing and community development conditions and input from stakeholders and residents. During the five-year Consolidated Planning cycle, the following have consistently been top needs: affordable housing to assist the state's lowest income households and special needs residents, community and economic development in rural Indiana—including improvements to water and wastewater systems, services for persons challenged by substance abuse addition/opioids, housing for persons with disabilities, and housing for persons who are homeless.

Per the CDBG Financial Summary Report, during PY2018, 81.5 percent of funds have been committed to Low and Moderate Income activities; this totals \$25,936,569 in funds. A little more than 1 percent is committed to public service activities, or \$439,779. Ten percent of funds, or \$3,098,287, supported grant administration.

Based on stakeholder and public input, IHEDA has expand its focus on using HOME to support rental housing and to dedicate programs to assist persons with disabilities who need accessibility improvements and persons who benefit from supportive housing environments.

In partnership with the City of Indianapolis, and King Park Development Corporation, IHEDA has created the Permanent Supportive Housing

Revolving Loan Fund, seeded with \$7.3 million of CDBG-DR. Through a competitive process, four developers were selected to apply through the Low Income Housing Tax Credit Program and the RLF. Two of the four developers will be applying to IHCD's LIHTC program. The first developers will be applying for acquisition financing, using remaining DR funds. IHCD is working with King Park Development Corporation to ensure the use of the funds meets all regulatory requirements. If all requirements can be met, the acquisition production should allow the funds to cycle back through repayments.

To support supportive housing developments and operations, IHCD awarded a \$315,000 contract with the Corporation for Supportive Housing (CHS) to provide training to nonprofits on best practices in PSH and to conduct the Indiana Permanent Supportive Housing Institute. The agency also has a priority for Housing First projects. This effort is a result of public input that raised awareness of the needs of persons with disabilities and renters living in substandard housing.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

CDBG. OCRA does not currently track beneficiary families by race and ethnic status; however, this will be available in the agency's new GMS system, which is currently under implementation

HOME. HOME dollars were used to support affordable rental units for 119 White, 76 African American, one Asian, and three multi-racial households. On average, since 1992, HOME dollars have benefitted the following residents by race and ethnicity:

Rental unit construction: 88% white residents, 10% African American residents, with the balance Hispanic and multi-race residents;

Homebuyer programs: 80% white residents, 13% African American residents, 6% Hispanic residents, 2% Asian residents, the balance other races/ethnicities;

Homeowner repair: 94% white residents, 5% African American residents, 1% Hispanic residents, the balance other races/ethnicities;

Tenant based rental assistance: 40% Asian residents, 33% white residents, 25% African American residents, 1% Hispanic residents, the balance other races/ethnicities.

ESG. The racial breakdown of ESG and HOPWA recipients is very similar, with the majority of residents identifying as White, Non-Hispanic, and/or African American.

Racial and ethnic identification of ESG recipients:

- 65% White,
- 92% Non-Hispanic,
- 28% African American,
- 6% multiple races,
- 6% Hispanic,
- 1% Native American,
- Less than 1% Asian,
- 2% unknown.

HOPWA. HOPWA primarily benefitted White (192) and Black/African American (80) individuals. Of the 286 direct beneficiaries of HOPWA, 67 percent were White and 28 percent were Black/African American.

	CDBG	HOME	HOPWA	ESG	HTF
White	0	119	0	0	0
Black or African American	0	76	0	0	0
Asian	0	1	0	0	0
American Indian or American Native	0	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0	0
Total	0	199	0	0	0
Hispanic	0	0	0	0	0
Not Hispanic	0	199	0	0	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	30,613,848	964,079
HOME	public - federal	16,335,101	1,540,825
HOPWA	public - federal	1,250,586	
ESG	public - federal	3,634,870	
HTF	public - federal	3,937,462	0

Table 3 - Resources Made Available

Narrative

For CDBG, \$14,622,126 was obligated to recipients and \$964,079 was expended during the program year.

OCRA uses two funding rounds for CDBG. The end-of-year program reports, which are used to generate the data in this CAPER, do not reflect the second round of funding, which was committed in August 2019. The NOFA for that funding round generated 54 proposals, requesting a total of \$27 million in funding requests. Funding from that round was announced on August 15, 2019 and included \$10 million in awards including: \$1.6 million for the Main Street program; \$1.5 million for the Public Facilities program; \$1.2 million for the Stormwater program; and \$5.5 million for the Wastewater program.

IHCDA holds two stand-alone HOME rounds each year. In PY2017, IHCDA rounds were open in September 2017 and April 2018, funding nine HOME projects across the State. Five were CHDO reserve projects. Each project must meet all threshold requirements, and the minimum scoring to be considered for funding. IHCDA funded six CHDO projects.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

The State of Indiana does not prioritize the allocation of CDBG, HOME or ESG geographically. Instead, the State identifies the greatest needs for the State and nonentitlement areas overall and this information is used to guide the funding priorities for each program year. For local needs, the State relies on the information presented in block grant program funding applications.

OCRA CDBG scoring criteria consider community distress factors; communities with higher levels of stress as measured by several indicators will score higher on applications (factors include poverty level, vacant units, unemployment rate, labor force participation and home values). IHEDA includes a preference for application that attempts to reach low- and very low-income levels of area median income.

ESG allocates emergency shelter and rapid re-housing activities statewide; homeless prevention and outreach activities are more targeted geographically.

The HOPWA grant does rely on a geographic allocation. Within the State of Indiana there are 12 HIV Care Coordination Regions as established by the Indiana State Department of Health (ISDH.) IHEDA ensures that sponsor organizations in each eligible organization receive a portion of HOPWA funds to support assistance to Hoosiers with HIV and/or AIDs.

Each HOPWA sponsor is selected by a Request for Qualifications process that solicited applications from the Indiana Department of Health care coordination sites. HOPWA awards were then determined by meeting required thresholds and then based on their proposed budget needs, proposed activities, current housing needs and the ISDH-published HIV/AIDS epidemiology reports from the previous year.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG leveraged \$38,387,727 during PY2018, up more than \$10 million from the \$25,082,155 leveraged during PY2017

HOME requires a match of 25 percent of the total match received less environmental review costs. This equates to a match of \$3,134,526 in PY2018 according to the HOME Matching Liability Report in IDIS. The single largest HOME match was Federal Home Loan Bank grants, totaling \$2.37 million. Also significant were a variety of other sources of matches and donation of required infrastructure (\$1.4 million, associated with a single award).

The required match for ESG was \$4,642,725 and the match received was \$4,076,774. The ESG funds were matched based on what was expended at the close of the fiscal year. IHEDA has several RRH projects still in progress which will account for the remaining match (what appears to be missing match) for ESG. This will be done towards the end of 2018 with final reports being due by the end of January for Rapid Rehousing.

HOPWA leverage totaled \$2.95 million and is detailed in the chart below. The largest share of leverage are the State Department of Health and private grants.

Public land was not used to address needs.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	
2. Match contributed during current Federal fiscal year	
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	
4. Match liability for current Federal fiscal year	
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired						
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	25	0
Number of Non-Homeless households to be provided affordable housing units	250	199
Number of Special-Needs households to be provided affordable housing units	175	0
Total	450	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	200	77
Number of households supported through The Production of New Units	200	122
Number of households supported through Rehab of Existing Units	50	0
Number of households supported through Acquisition of Existing Units	0	0
Total	450	199

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

OCRA uses two funding rounds for CDBG. The end-of-year program reports, which are used to generate the data in this CAPER, do not reflect the second round of funding, which was committed in August 2019. The NOFA for that funding round generated 54 proposals, requesting a total of \$27 million in funding requests.

IHCDA continues to hold two HOME rounds a year. HOME may also be used as supplemental financing with RHTC projects. IHCDA has required all financing to be secured at time of application, which has delayed when applicants apply for IHCDA HOME funding. However, this requirement has helped IHCDA put funds under contract more quickly once the awards have been approved. IHCDA also set aside

HOME and NHTF funding in conjunction with the Indiana Permanent Supportive Housing Institute, to target rural and small city communities throughout the State of Indiana to develop PSH. Four development teams graduated from the Institute and are preparing to apply for HOME and HTF to construct their projects.

The historic review through the State Historic Preservation Office has held up the contract process and the timing of having projects get done. However, IHCD has put out additional guidance and updated its Environmental Review Manual to assist Partners in providing more detailed documentation.

Discuss how these outcomes will impact future annual action plans.

As OCRA looks at the 2020-2024 Con Plan, the agency is doing a complete evaluation of all programs. OCRA intends to adjust current program and develop new programs to meet the every changing needs of rural communities. OCRA is also investigating eligible activities of CDBG that have not been considered in the past. During PY2017, OCRA staff implemented efforts to market funding availability more actively at the regional level.

During PY2017, OCRA implemented a commitment to provide information about planned programs and funding much earlier in the application cycle. The goal of this effort was to make proposed program plans/Method of Distribution available much earlier in the Action Plan process; previously, there was only a one month notice about proposed program changes. This was a goal for the 2016 Action Plan and fully implemented in 2017.

PY2018 began with no unobligated funds.

IHCDA continues to bolster its training and technical assistance through webinars. To ensure that subgrantees understand expected outcomes, IHCDA has begun providing Mayors/elected officials with a letter outlining the benchmarks against which the subrecipient will be measured, as well as expected outcomes. IHCDA is reviewing how to more efficiently deploy funds after a shift towards providing deeper affordability to very low income renters.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	0	142	0
Low-income	0	42	0
Moderate-income	0	15	0
Total	0	199	0

Table 13 – Number of Households Served

Narrative Information

OCRA does not currently collect beneficiaries by income for CDBG-funded activities, but are in the process of making changes to collect this information as part of implementation of the new GMS system. IHCD does include that information, as detailed below.

The number of households served table shows households assisted through HOME rental rehabilitation and new construction, as well as the completed CDBG Owner Occupied Repair Units.

Additional information on households served:

ELI renter (0-30%) = 142

ELI owner = 0

LI renter (31-60%) = 52

LI owner = 5

Moderate renter = 0

Moderate owner = 0

Middle income = 0

Homeless = 4,255 households assisted according to the Sage report

Section 215 households = 163 housing units provided by HOME meet the Section 215 criteria

To date, IHCD has committed \$4,880,732 in HTF. Of that commitment, \$2,699,837 has been drawn. The total amount of HTF received by the state is \$13,929,938, for a commitment rate of 35 percent and an expenditure rate of 19 percent.

Of the committed activities, three are new construction; one is rehabilitation; two are acquisition and new construction; and one is acquisition and rehabilitation. The funding will support seven HTF units and 123 total units.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The State relies on its partners to conduct outreach to persons who are homeless, assess their needs and communicate these needs to the State. To that end, the State will:

- Require all HUD McKinney Vento Funded programs to utilize HMIS for all shelter or transitional housing or permanent supportive housing programs serving homeless individuals and families.
- Require all HUD McKinney Vento Funded programs to participate in the annual, statewide homeless Point-in-Time Count in late January and timely submission of this data to IHEDA.
- Require all HUD McKinney Vento Funded programs subrecipients actively participate in their Regional Planning Council on the Homeless meetings regularly (minimum 75% attendance).
- Require all HUD McKinney Vento Funded programs to participate in the Coordinated Access in their Region as it is implemented in their area.

Addressing the emergency shelter and transitional housing needs of homeless persons

In PY2018, there were six street outreach programs funded with ESG; 50 emergency shelter programs funded; and 12 rapid rehousing projects funded. No transitional housing projects were funded.

In addition to the allocation of ESG to meet the needs of persons who are homeless (see AP-20), emergency shelter and transitional housing needs are addressed through the ESG's participation in their local Regional Planning Council on Homeless in their Region but also through each Committee under the CoC Board. The Committees have been updated by the new CoC Board. They are: Executive Committee, Resources and Funding Committee, Strategic Planning Committee, Performance and Outcomes Committee and Ad Hoc Committees as needed. The State ESG program is part of the work of each committee in some way or another.

The strategic objectives of the CoC Board are:

- Decrease shelter stays by increasing rapid rehousing to stable housing.
- Reduce recidivism of households experiencing homelessness.
- Decrease the number of Veterans experiencing homelessness.
- Decrease the number of persons experiencing Chronic Homelessness.
- Create new permanent supportive housing beds for chronically homeless persons.
- Increase the percentage of participants remaining in CoC funded permanent housing projects for at least six months to 86 percent or more.

- Decrease the number of homeless households with children.
- Increase the number of rental assistance programs and services.
- Increase the percentage of participants in ESG-funded rental assistance programs that move into permanent housing to 82 percent or more.
- Increase the percentage of participants in all CoC funded transitional housing that move into permanent housing to 70 percent or more.
- Increase the percentage of participants in CoC funded projects that are employed at exit to 38 percent or higher.
- Increase persons experiencing homelessness access to mainstream resources.
- Collaborate with local education agencies to assist in the identification of homeless families and inform them of their eligibility for McKinney-Vento education services.
- Improve homeless outreach and coordinated access to housing and services.
- Improve HMIS data quality and coverage, and use data to develop strategies and policies to end homelessness.

Develop effective discharge plans and programs for individuals leaving State Operated Facilities at risk of homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Households are offered limited/one-time financial assistance to prevent the loss of housing as well receive connection to mainstream resources intended to build the household's safety net for future support needs. The state does not necessarily give preferences for homeless prevention, but all agencies that received prevention funds serve address housing and social service needs.

The state and CoC are currently working together to better coordinate how funding is utilized for prevention needs. Additionally, in the current program year, the state will be exploring options with Housing Trust Funds to assist with diversion funds which would help people who are on the verge of homelessness.

Finally, the state is working on a data integration project that could provide data that helps shape how the state should best keep families from becoming homeless especially those with health related/disabilities.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to

permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Rapid re-housing activities include housing relocation and stabilization services and financial assistance with rent, utilities, arrears, and deposits. The function of these funds is to provide short-term assistance to individuals and families. The State offers shelters a version of RRH that did not include rental assistance, and instead covers one time assistance to support a direct connection from shelter to permanent housing including housing relocation and stabilization services, utilities, arrears, and deposits.

Sub-recipients that receive RRHP funds are required to create a Memorandum of Understanding (MOU) with shelters in their region to further strengthen the connection from emergency housing to permanent options including rentals with short/medium term subsidy.

IHCDA continued to improve knowledge of sub-recipients in implementing Rapid Re-housing and Prevention services in their communities through an all day training symposium on RRH and HMIS training about the new data elements to collect and analyze.

A persistent barrier to the transition to permanent housing is lack of employment. This remains especially difficult in rural areas. Emergency shelters also reported that clients face challenges in moving from the shelter into permanent or transitional housing within the 40-day timeframe, which was the objective. Lack of affordable housing availability continues to be a key factor in extended lengths of stay in shelter while the housing search is in process.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

IHCDA is a Section 8 public housing authority (PHA) and serves Housing Choice Voucher holders in many of the state's rural areas. IHCDA is a high performing PHA. IHCDA does not maintain public housing developments and, as such, its public housing needs are unlike a PHA that maintains an inventory of housing units.

Per 24 CFR 92.214 (a)(4), HOME funds may not be invested in public housing projects. HOME dollars can be used by nonprofits that partner with PHAs, and rental tax credits can be awarded to PHAs. However, IHCDA does not currently give PHAs preferences in rental tax credit awards.

IHCDA implemented outreach to individuals throughout Indiana with English as a second language during the summer of 2017. IHCDA will also improve upon their current efforts in accessing landlords in providing affordable housing opportunities to Indiana families. These projects are taking further steps to assist and create marketing material for individuals and families that have a primary language besides English seeking housing in Indiana, and improving the outreach process used by IHCDA to identify and inform potential landlords willing to assist low-income Hoosiers in need of affordable housing. By improving the outreach efforts IHCDA hopes to fully meet the housing needs of all low-income families throughout Indiana.

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Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

N/A; the state does not own or operate public housing developments, nor does IHCD have a practice of providing assistance to troubled PHAs. Per 24 CFR 92.214 (a)(4), HOME funds may not be invested in public housing projects. HOME dollars can be used by nonprofits that partner with PHAs, and rental tax credits can be awarded to PHAs. However, IHCD does not currently give PHAs preferences in rental tax credit awards.

To assist residents receiving vouchers from IHCD, IHCD has continued the Section 8 HCVP Family Self Sufficiency Program (FSS). FSS is designed to enable families to achieve economic independence and self-sufficiency. By linking the Section 8 Housing Choice Voucher Program (HCVP) vouchers with the help of both private and public resources, families are able to receive job training, educational services and other much needed assistance over a five-year period. The goal is to eliminate the family's need for public assistance and enhance their ability to achieve homeownership, if desired.

IHCD does not currently market homebuyer programs specifically to PHA residents, although the agency would consider this approach.

Actions taken to provide assistance to troubled PHAs

N/A

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Interviews and surveys of stakeholders were used to identify barriers to affordable housing development and obstacles to meeting underserved needs. Very few stakeholders raise public policies associated with land use and zoning or growth limitations as barriers. Most barriers in nonentitlement areas are associated with lack of economic growth and funding to address critical needs of special populations, especially those who struggle with addiction and are experiencing homelessness and need significant community supports.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The most common barriers to meeting underserved needs—mostly community development needs—identified by stakeholders include 1) Opioid use and limited resources to address drug use; 2) Lack of broadband access; 3) Lack of skilled workforce due to college graduates not remaining in nonentitlement areas.

OCRA has focused on streamlining the grant application process to move CDBG more quickly into communities and make the grants more impactful. These changes include:

- Changing the information OCRA requests when a community applies for funding, helping to define the scope of a proposed project and the technical assistance needed, which allows communities to make adjustments and increase their application's competitiveness;
- For the Wastewater Drinking Water Program, simplifying the process in regards to how an applicant qualifies for funding; and
- Removing the 120 day window for OCRA to approve Planning Grants and now requires a decision be made the same date as the application, which allows a community to expedite a project's implementation at a quicker rate.
- Implementation of a digital application system that will add transparency to and streamline the application process.

IHCDA has made several changes to its' policy to streamline the application process. For CDBG OOR, IHCDA no longer requires matching funds, which had made it difficult for more rural communities with high need to apply for funding. IHCDA also eliminated the lien requirement for low/moderate income households. Interested households in need of owner occupied repair would not enter into the program due to the lien and the concern of having to pay back funds. The removal of the lien eliminates the concern from households.

IHCDA has also continued to allow for HOME awards of up to \$1,000,000 and has increased the subsidy/unit limits to allow for more applications that would not be financial feasible otherwise.

For ESG six outreach programs were funded. In the regions in which these programs operate, a concerted and consistent effort is made to reach the most vulnerable and underserved persons experiencing homelessness. Also, IHCDA continues to work with the state-wide PATH projects for additional street outreach to reach those underserved and hardest to serve.

For HOPWA, each of the seven sub recipients provides Housing information to reach those who might not know about HOPWA funding.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Indiana Lead and Healthy Homes Program (ILHHP), of ISDH, has as its goal the elimination of lead poisoning as a public health problem, especially among young children whose health and development are most susceptible to the harmful effects of lead. The primary source of lead poisoning is lead-based paint. Effective January 1, 2010, ISDH has taken responsibility to implement and enforce the state and federal regulations concerning lead-based paint. The regulations are designed to eliminate environmental hazards by ensuring that trained lead professionals are available to conduct the safe and effective elimination of the primary sources of lead poisoning.

Addressing the problem through existing and new housing rehabilitation programs is fundamental to reach the State and federal goal of eliminating childhood lead poisoning. Each recipient of a HOME award is subject to the HUD requirements of addressing lead-based paint hazards pursuant to 24 CFR Part 35. If a risk assessment is required, then all lead-based paint issues must be addressed. Lead-based paint controls and abatement costs are eligible activities in IHCDA's HOME-funded rehabilitation programs.

Using HOME dollars, IHCDA also funds lead-hazard mitigation training as part of the CHDO operating support.

Using HOME dollars, IHCDA also funds lead-hazard mitigation training as part of the CHDO operating support. In PY2017, IHCDA awarded an additional \$565,461 to four subrecipients to be used as match for IHCDA's Lead Hazard Reduction Demonstration Grant (Vanderburgh County Health Department, City of South Bend, City of Fort Wayne, NEAR East Area Renewal in Indianapolis).

IHCDA applied and successfully received funding through HUD's Office of Healthy Homes and Lead Hazard Control through its Lead Hazard Reduction Demonstration Grant. At this time, IHCDA is the only recipient throughout the State with these funds. IHCDA received \$3,000,000 in LHRDG and \$400,000 in Healthy Homes funding.

IHCDA has also started a Lead Advocacy Group who meets monthly to discuss lead based paint issues

throughout the state. The group consists of IHCD, ISDH, and the Indiana Community Action Agency.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Indiana has a history of aggressively pursuing job creation through economic development efforts at the state and local levels. This emphasis on creating employment opportunities is central to a strategy to reduce poverty by providing households below the poverty level with a means of gaining sustainable employment.

IHCD made several program adjustments to more directly target funds to benefit poverty-level families:

- IHCD has added an Opportunity Index to incentive the construction of HOME projects in areas with public transit, low unemployment, high job growth, low poverty rate, and higher household income. IHCD also added a new scoring category on Health and Quality of Life Factors to incentive HOME developments near primary care physicians, fresh produce, and proximity to positive land uses. IHCD has eliminated the lien requirement for the CDBG program, to allow more persons to be interested in the program. IHCD has also eliminated the CDBG OOR match requirements so communities who may not have the match resources can still apply for the program. .

The State also utilizes the Section 3 requirement (a provision of the Housing and Urban Development Act of 1968). Section 3 applies to employment opportunities generated (jobs created) as a result of projects receiving CDBG or HOME funding through ORCA or IHCD, whether those opportunities are generated by the award recipient, a subrecipient, and/or a contractor. The requirements of Section 3 apply to all projects or activities associated with CDBG or HOME funding, regardless of whether the Section 3 project is fully or partially funded with CDBG/HOME. A detailed description of Section 3 requirements is included in ORCA/IHCD's award manual. A notice of Section 3 requirements is included in bid solicitations and is covered during the award trainings.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

ORCA continued Regional Capacity Building workshops. These workshops focus on providing an understanding of regionalism, creating your narrative and transforming individual communities into high capacity regions. By sharpening existing or introducing new tools, communities can work better individually and collaboratively within self-created regions.

Communities will be asked to register teams to attend the entire series. These workshops are open to local elected officials, EDCs, community foundations, school corporations, Main Street organizations, chambers and others. The program is designed for any community leader looking to build relationships within their own community and the region that surrounds them.

IHCDA also held five regional meetings across the state to discuss funding opportunities and answer questions from grantees. IHCDA also attended a myriad of conferences across the State, to discuss their programs.

IHCDA has continued to bolster training and technical assistance of potential and current subrecipients through its support of the Indiana Permanent Supportive Housing Institute. In addition, IHCDA entered into a contract with TDA Consulting to provide HOME training to IHCDA nonprofits and other Participating Jurisdictions across the State of Indiana during the Indiana Housing Conference. IHCDA has also partnered with the National Development Council to provide affordable housing development training, with scholarships available to IHCDA partners.

Focusing on smaller developments, the 2017 Institute provided targeted training, technical assistance, and the opportunity to apply for pre-development financing for both new and experienced development teams. Teams received over 80 hours of training, including individualized technical assistance and resources to assist in completing their projects. Industry experts provided insight on property management, financing and building design.

Teams who successfully graduated from the 2017 Institute are eligible to apply for funding through IHCDA's Home Investment Partnerships Program Grant ("HOME"), the National Housing Trust Fund ("NHTF") and the Development Fund. Teams can also apply for Project Based Vouchers through IHCDA. Eligible supportive housing projects must meet all federal requirements of the HOME and NHTF programs. The housing proposed must also incorporate the housing first model, which includes eviction prevention and harm reduction strategies. Comprehensive case management services must be accessible by the tenants where they live and in a manner designed to maximize tenant stability and self-sufficiency. The Policy and Application for HOME, NHTF and Development Fund was finalized in August of 2017 and made available to the teams. Applications for construction financing may be submitted on a rolling basis.

IHCDA also used its weekly RED notices to announce training and grant opportunities to nonprofit and private sector partners and offers training and webinars to partner organizations on topics ranging from program application requirements to funds management to weatherization courses. IHCDA also maintains a Resource Center on its website with detailed manuals that instruct its partners on how to develop and administer programs.

ESG subrecipients continued to be required to create MOUs with all shelter providers, housing agencies, supportive service and health care providers and provide a coordinated access point for housing and service delivery. IHCDA also held a symposium in PY2017 to help ESG subrecipients strengthen their knowledge around reporting and HMIS.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

OCRA community liaisons, located throughout the state, help OCRA design and direct programs that are consistent with the goals and needs of local communities. Community liaisons facilitate meetings with local officials, state and federal agencies, and nonprofit agencies and service providers.

The regional workshops led by community liaisons further facilitate coordination between public and private partners. These focus on best practices, new OCRA programming, and the opportunity to provide feedback to the agency. Topics include best practices for competitive grant applications, discussion on community vitality indicators, rural health initiatives, overview of the historic renovation grant program, and a listening session.

The Main Street Community Exchanges are designed to bring Main Street communities from across the state to various locations to learn about best practices, new initiatives, and gain insight into other communities' unique approach to implementing Main Street. The exchanges feature learning opportunities, lunches, networking, and tours. Each exchange focuses on topics based on one of the National Main Street Four Point Approaches™ which include Promotion, Economic Vitality, Design, Organization, and 4 Point Refresh. Each exchange is completed with a listening session on ways to better serve communities.

Each fall, OCRA supports local Downtown Development Weeks in communities throughout the state. OCRA sponsors events, activities, festivals, parades, business promotions, restaurant deals, or a combination of a few activities to highlight the best of local downtowns.

IHCDA has also continued to partner with the State Department of Health on Lead based Paint and is partnering with ISDOH on the Lead Hazard Reduction Demonstration Grant. IHCDA has started a Lead Advocacy Group who meets monthly to discuss lead based paint issues throughout the state. The group consists of IHCDA, ISDH, and the Indiana Community Action Agency.

IHCDA has also established a strong relationship with the Family and Social Services Administration (FSSA) to coordinate affordable assisted living rental housing production and housing for persons with intellectual or developmental disabilities, or persons who have a chemical addiction.

Finally, when funding rounds are open, OCRA and IHFA both hold webinars and regional visits were held to educate potential grantees about the application process.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

During the program year, OCRA met regularly with the Indiana Civil Rights Commission (ICRC) with the intent of facilitating a partnership for working together. A starting point for this partnership was a review of the AI and impediments. ICRC and OCRA are in the process of developing a plan for addressing the impediments in the AI.

OCRA also continued language in its application that prevents units of local government from being

eligible for CDBG if they have active complaints filed by ICRC against the government entity.

During PY2017, the Indiana Housing & Community Development Authority (IHCDA) and the Office of Community and Rural Affairs (OCRA) provided leveraging support to the Fair Housing Center of Central Indiana's (FHCCI) FHIP-EOI Grant application to HUD. The EOI Grant Application is a highly competitive yearly, national grant that provides more points to applicants who are able to provide significant leveraging support. FHCCI was awarded a grant to conduct fair housing training statewide.

The FHCCI began its partnership with IHCDA and OCRA to offer nine Fair Housing Rental Basics Trainings throughout the State of Indiana. These trainings were a means to provide additional education opportunities not otherwise able to be provided by the FHCCI due to cost or service area priorities.

The trainings offered were called "Fair Housing Rental Basics" and promoted through flyers (sample attached), social media, the FHCCI website and e-newsletter, and by other means of outreach. City locations were selected and training sites arranged by IHCDA and OCRA staff and mostly held at tax-credit properties and public libraries. The trainings were offered to attendees free of charge so that income limitations did not impact a person's ability to participate. Interested persons were encouraged to pre-register due to space limitations through the FHCCI's events page. A FHCCI staff person was the sole speaker at each training and set up training rooms as needed, and the FHCCI provided any audio visual equipment.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

CDBG Monitoring. OCRA conducts a monitoring of every grant project receiving HUD funds. Two basic types of monitoring are used: off-site, or “desk” monitoring and on-site monitoring. Desk monitoring is conducted by staff for non-construction projects. On-site monitoring is a structured review conducted by OCRA staff at the locations where project activities are being carried out or project records are being maintained.

OCRA evaluates recipients’ and subrecipients’ employment practices in order to determine whether or not EEOC guidelines are followed in advertising vacancies. The State’s field monitors review recipients’ civil rights files to determine if there have been any EEO complaints filed against a recipient within five years. The field monitors also review records of complaints and responses regarding alleged discrimination in the provision of program benefits.

IHCDA Monitoring.

IHCDA conducts at least one monitoring of every grant project receiving CDBG and HOME funds. The recipient must ensure that all records relating to the award are available at IHCDA’s monitoring. For those projects determined to need special attention, IHCDA may conduct one or more monitoring visits while award activities are in full progress

Two basic types of monitoring are used: on-site monitoring and desk-top monitoring.

IHCDA currently has four HTF projects under construction. Each of these is also funded through IHCDA’s Low Income Housing Tax Credit Program. IHCDA is working on formalizing closeout and monitoring standards for NHTF, but the process will be similar to projects funded with LIHTC/HOME funds.

ESG uses a combination of reports from HMIS and onsite visits. Annually, subrecipients outcomes are evaluated. Outcomes include: ESG rental assistance program sub-recipients--At discharge from program, 70 percent persons assisted will still be permanently housing. 60 percent of persons will increase or maintain their income. Emergency shelter operations, essential services and financial assistance: 56 percent persons will discharge to permanent housing,55 percent of person’s income will increase or maintain their income. Transitional Housing preparations, essential services and financial assistance--75 percent will discharge to permanent housing, 60 percent will increase or maintain their income. Outreach--50 percent of identified caseload will exit to a positive housing solution and 40 percent identified caseload will increase their income.

HOPWA. Consistent with HUD requirements, 50 percent of IHCDA’s HOPWA programs are monitored

annually. If there are any findings or concerns from the monitoring, the subrecipient has 30 days from monitoring date to respond with corrections or action plans.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Public notices about the comment period of the Draft CAPER were published during the weeks of August 19 and 26 on agency websites, circulated through e-newsletters, and in print form in newspapers throughout the state.

A copy of the notice announcing the availability of the CAPER for public review is appended to this section. The notice contained both English and Spanish.

The CAPER was available for public inspection and members of the public, including low and moderate income persons, were encouraged to review the CAPER online at www.in.gov/ocra or in hard copy during the hours of 8:30 a.m. to 5:00 p.m., Friday September 13 through Friday, September 27, 2019, at the Indiana Office of Community & Rural Affairs, One North Capitol, Suite 600 in Indianapolis. Residents were able to mail, email or verbally (via a toll-free number) communicate comments on the CAPER.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

OCRA continues to evaluate the need, demand for, and effectiveness of several programs funded by CDBG. As OCRA looks at the 2020-2024 Con Plan, the agency is doing a complete evaluation of all programs. OCRA intends to adjust current program and develop new programs to meet the every changing needs of rural communities. OCRA is also investigating eligible activities of CDBG that have not been considered in the past. During PY2017, OCRA staff implemented efforts to market funding availability more actively at the regional level.

OCRA has also been evaluating the Section 108 Loan Program, which was challenging for communities to use and has not generated much interest.

IHCDA continues to gather feedback from shelters and service providers about how programs could be adapted to meet the changing needs of the residents they serve. By far, the most significant challenge of shelters is the growing opioid crisis. Services have become a more critical component to ensure success in housing; some providers are questioning the effectiveness of housing first models for persons challenged by substance abuse. To that end, IHCDA has funded four projects through the Supportive Housing Institute. These projects were allocated PY2017 funds but have not yet drawn them due to community process challenges.

During the program year, IHCDA conducted targeted trainings toward Community Housing Development Organizations to provide technical assistance on the HOME regulations and provide best practices on non-profit management. IHCDA also provided specific HOME training during their annual Housing Conference on HOME regulations, available to all non-profit Partners and other Participating Jurisdictions.

ESG funds will be required to work in coordination with CoC funds to reduce the length of time people experiencing homelessness stay in shelters. Additionally, the state is working with the Family and Social Services Administration (FSSA) to leverage Temporary Aid for Needy Families (TANF) resources for Rapid Rehousing (RRH) funds for families in order to extend the impact of rapid rehousing in the overall system.

IHCDA has changed the subsidy limitations and total HOME grant request based on public comment. The total amount that a non-profit can request is \$1,000,000.

IHCDA will continue to hold two HOME applications rounds a year to ensure funds are committed in a timely fashion.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

During PY2018, 158 inspections were conducted, covering 670 HOME-funded units. This was a significant increase in the number of units inspected in the past program year (total of 91). Of those inspections, 42 failed the inspection due to condition issues; these represented 218 units. The most common issues included inoperable smoke alarms, loose handrails, and lack of a smoke alarms in several areas. The detailed results of the inspections are appended to this CAPER.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

All HOME and CDBG award recipients with rental or homebuyer projects containing five or more associated units must certify compliance with IHEDA affirmative marketing procedures per the award agreement. Additionally, the recipient must create an Affirmative Fair Housing Marketing Plan by using the HUD form 935.2A. The plan must be updated at least once every five years or more frequently when there are significant changes in the demographics of the local housing market area as described in the instructions for Part 9 on form. The recipient must identify the population(s) least likely to apply for housing and the outreach/marketing efforts that will be utilized to reach that population.

All CDBG and HOME award recipients are required to post the Fair Housing Opportunity poster at public buildings as evidence of the award recipient's fair housing policy. Also, if a sub recipient is associated with an IHEDA award, the sub recipient must also post the poster in its offices. Finally, if the project involves a public facility or a building with a common area, such as a leasing office, the fair housing poster must be hung conspicuously at those locations as well. Copies of this poster may be obtained from your IHEDA Real Estate Production Analyst or Compliance Auditor. Award recipients must also include the Fair Housing logo on all client correspondence (confirmation letters, brochures, leases, etc.) This logo is available at the following HUD website:

<http://portal.hud.gov/hudportal/HUD?src=/library/bookshelf11/hudgraphics/fheologo>

Award recipients must provide all beneficiaries the HUD brochure entitled "You May Be A Victim Of..." Documentation of the client's receipt of the brochure must be maintained in the client's file. Therefore, the award recipient is responsible for creating a receipt form for the beneficiary to sign as receipt of the Fair Housing brochure.

A review of the HOME Performance Report (PR23) documents 19 percent of the completed HOME units this year were occupied by minority populations. Over half of the counties within Indiana are considered to be rural counties which is where the minority population are least likely to apply for housing. According to the 2015 Census Bureau for the State of Indiana, the minority population accounts for 19 percent of the State's overall population which shows that marketing efforts to ensure minorities have access to HOME funded projects are effective.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

As allowed under the HOME program, PI is no longer receipted as it is received. It is held in the PI account and will be used in for rental projects, including TBRA.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

In an effort to streamline the multifamily application process, IHCD allows developers applying for Rental Housing Tax Credits (RHTCs) or Multifamily Private Activity Tax-Exempt Bonds (Bonds) to simultaneously request funds from the HOME Investment Partnerships Program (HOME). If a developer applies for RHTCs or Bonds for any development and wants to also access HOME funds, the developer completes the HOME Section of the "Multi-Family Housing Finance Application" and submit all necessary HOME attachments. HOME attachments (i.e. Historic Review, Environmental Review, Davis Bacon, Match, URA) must be submitted on or before the application deadline. Outside of this process, applications for HOME financing for a RHTC or Bond development will only be considered in accordance with IHCD's HOME application criteria. HOME funds cannot be committed to a development until all necessary financing has been secured. In the event that an application is competitive for RHTCs or Bonds but either (1) the application fails the HOME threshold review; or (2) HOME funds are not available to award, IHCD will allow the applicant to submit additional information to identify other ways to fill the development's financing gap. Upon timely receipt of requested information, these applications will continue to be allowed to compete for an allocation of RHTCs or Bonds. If the potential development has an open HOME, Community Development Block Grant (CDBG), or Development Fund award, the applicant may request funding through the QAP; however, applicants must request approval at least 30 days prior to the application deadline and IHCD must approve this action. Requests will be reviewed and underwritten on a case-by-case basis.

In PY2017, two RHTC projects received HOME, and one received NHTF.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments		
Tenant-based rental assistance		
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds		
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds		
Total		

Table 14 – HOPWA Number of Households Served

Narrative

The One-Year Goal numbers in the table below are incorrect. One-year goal numbers are 162,102, 5 and 6 respectively.

The HOPWA program exceeded its goals for PY2017 as measured by the number of households served. This was mostly due goals exceeded for STRMU assistance.

CR-56 - HTF 91.520(h)

During PY2018, IHDA committed \$4,880,732 in HTF. Of that commitment, \$2,699,837 was drawn during the program year. The total HTF grant was \$13,929,938, for a commitment rate of 35 percent and an expenditure rate of 19 percent.

Of the committed activities, three were new construction; one was rehabilitation; two were acquisition and new construction; and one was acquisition and rehabilitation. The funding supported seven HTF units and 123 total units.

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	0	0	0	0	0	0
Homebuyer	0	0	0	0	0	0

Table 15 - CR-56 HTF Units in HTF activities completed during the period

ESG Supplement to SAGE Report

Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The Balance of State C of C has established the following performance standards for ESG grantees.

- ESG program sub-recipients that are emergency shelters are funded for operations, essential services and financial assistance: 50 percent of persons will discharge to permanent housing, 25 percent will increase their income.
- ESG program sub-recipients that are Transitional Housing programs that have activities: operations, essential services and financial assistance: 69 percent will discharge to permanent housing, 50 percent will increase their income.
- ESG rental assistance program sub-recipients: At discharge from program, 82 percent persons assisted will still be permanently housed. 65 percent of persons will increase their income.
- ESG program sub-recipients that have outreach component: 50 percent of identified caseload will be permanently housed; 50 percent identified caseload will increase their income.

Based on the Sage report, subrecipients of ESG in PY2017, about half of residents exiting the program had positive housing destinations. Those households were able to accomplish the following:

- 31 percent were renting independently (no public subsidy) at program exit. Of these families, 62 percent had children;
- 23 percent were living with family with permanent tenure; 28 percent of these had children;
- 11 percent were living with friends with permanent tenure; 44 percent of these had children;
- 14 percent were renting with an ongoing public subsidy; 27 percent had children;
- 8 percent were living in permanent housing for formerly homeless persons; half had children; and
- 8 percent were living in rental housing and benefitting from rapid re-housing; 25 percent had children.

Households without positive housing destinations were living in:

- Emergency shelters, transitional housing, or in non-permanent living situations (friends, family) = 24 percent;
- Living in institutional settings (jail, hospital, treatment facility) = 3 percent;
- Unsure of living situation = balance.

HOPWA performance objectives and accomplishments include:

- Clients with a **documented housing plan** that identify the household's ongoing stability needs: Goal = 100 percent; Output = 100 percent (goal met)
- **Collaboration with case manager:** Goal = 100 percent; Output = 100 percent (goal met)
- **Contact with primary care provider:** Goal = 100 percent; Output = 95 percent (goal nearly met)
- **Accessed medical insurance:** Goal = 95 percent; Output = 90 percent (goal nearly met)
- **Accessed income** that was not fixed payments: Goal = 85 percent; Output = 80 percent (goal nearly met)
- **Obtained a job:** Goal = 30 percent; Output = 28 percent (goal nearly met)

APPENDIX A.

PUBLIC NOTICE AND PUBLIC COMMENTS

Subject: Notice of Filing of 2018 Consolidated Annual Performance and Evaluation Report
Date: Wednesday, August 28, 2019 at 7:03:32 AM Mountain Daylight Time
From: Indiana Office of Community and Rural Affairs
To: aggeler@bbcresearch.com



Aug. 28, 2019

Notice of Filing of 2018 Consolidated Annual Performance and Evaluation Report (CAPER)

Notice is hereby given that the Indiana Office of Community and Rural Affairs, and the Indiana Housing and Community Development Authority will file their 2018 CAPER with the U.S. Department of Housing & Urban Development on September 30, 2019.

These programs are funded through the U.S. Department of Housing & Urban Development (HUD) under Title I of the Housing & Community Development Act of 1974 as amended. Annually, the state receives approximately \$45 million for housing and community development funds. This document governs the reporting of spending on activities.

The CAPER provides information on the expenditures on activities with regard to the Community Development Block Grant (CDBG) Program, the Home Investment Partnership (HOME) Program, the Emergency Solutions Grant (ESG) Program, the Housing Opportunities for Persons with Aids (HOPWA) Program, and the National Housing Trust Fund (NHTF).

The Office of Community and Rural Affairs will have the CAPER available for public inspection prior to its submission. Members of the public are invited to review the CAPER prior to its submission during the hours of 8:30 a.m. to 5:00 p.m., Friday September 13 through Friday, September 27, 2019, at the Indiana Office of Community and Rural Affairs, One North Capitol, Suite 600, Indianapolis, Indiana 46204, and on OCRA's and IHCD's websites at www.in.gov/ocra and www.in.gov/ihcda. Information regarding the CAPER can be obtained by writing to: Office of Community and Rural Affairs, c/o CAPER, One North Capitol, Suite 600, Indianapolis, Indiana 46204-2027. Additional information may also be obtained via e-mail at sspergel@ihcda.IN.gov

Persons with disabilities will be provided with assistance respective to the contents of the CAPER in a format that accommodates their needs. For reasonable accommodations, please contact the Indiana Office of Community and Rural Affairs at its toll-free number 800-824-2476, or (317) 233-3762, during normal business hours or via e-mail at MWakefield@ocra.IN.gov.

AVISO DE REGISTRO DEL INFORME
2018 Consolidated Annual Performance and Evaluation Report (CAPER)

Para ver una versión en español de este anuncio de Aviso de Registro del Informe CAPER visite el sitio web www.in.gov/ocra, www.in.gov.ihcda. Para traducciones al español de los documentos mencionados en este anuncio, escribir al Indiana Office of Community and Rural Affairs, c/o CAPER, One North Capitol, Suite 600, Indianapolis, Indiana 46204 o e-mail sspergel@ihcda.IN.gov

Under the leadership of [Lieutenant Governor Suzanne Crouch](#), who also serves as the Secretary of Rural Development, the Indiana Office of Community and Rural Affairs' (OCRA) mission is to work with local, state and national partners to provide resources and technical assistance to assist communities in shaping and achieving their vision for community and economic development. For more information, visit ocra.in.gov.

Contact:

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APPENDIX B.

IHCDA INSPECTION REPORTS

2018 2019 HUD HOME Fiscal Report

Re: DR2HL-014-002, (16 Park)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 2/27/18 , and Failed the inspection.

During the inspection, 6 HOME units were inspected.

Below are the issues of the failed inspection:

Garbage disposal inoperable

Re: CH-000-022, (2001-2002 Rental Project (Scattered Site))

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/21/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected.

Re: CH-001-016, (71-73 Central Ave.)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 10/4/18 , and Passed the inspection.

During the inspection, 2 HOME units were inspected.

Re: CH-013-005, (9th Street Park Redevelopment Project)



This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/21/18 , and Passed the inspection.

During the inspection, 3 HOME units were inspected.

Re: HM-015-002, (Aberdeen Woods Phase 4)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/1/18 , and passed the inspection.

During the inspection, 4 HOME units were inspected.

Re: HML-015-003, (Apperson Way Apartments)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted This is Out of program, and not inspected.

Re: HM-003-029, (Ashbury Pointe)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/29/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected.

Re: CH-015-002, (Aztec Court Apartments Phase II)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 2/23/18 , and Failed the inspection.

During the inspection, 4 HOME units were inspected.

Below are the issues of the failed inspection:

Cracked window

Re: HML-014-001, (Benet Hall Apartments)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 10/11/18 , and Passed the inspection.



During the inspection, 4 HOME units were inspected.

Re: HM-006-001, (Brookside Apartments)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/14/18 , and Passed the inspection.

During the inspection, 2 HOME units were inspected.

Re: CH-014-001, (Campaign Flats)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/12/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected.

Re: DR2H-009-124, (CANDO Apts)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 10/24/18 , and Passed the inspection.

During the inspection, 5 HOME units were inspected.

Re: DR2H-09-110, (CAPE Place)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 10/23/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected.



Re: HM-007-007, (Cayuga IV)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/11/18 , and Failed the inspection.

During the inspection, 4 HOME units were inspected.

Below are the issues of the failed inspection:

Garbage disposal inoperable

Re: CH-950-050, (Chase Crossing)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 10/4/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected.

Re: HM-011-011, (Clinton Court Phase IV)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/11/18 , and Failed the inspection.

During the inspection, 4 HOME units were inspected.

Below are the issues of the failed inspection:

Bath exhaust inoperable

Re: CH-009-009, (College Hill Apartments)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/29/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: HM-009-016, (Commons at Wynne Farms Apartments)



This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted This property is out of the program & will not be inspected this year

Re: CH-007-006, (Country Trace)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/13/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected.

Re: CH-014-002, (Covered Bridge Apartments, Phase III)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 10/30/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected.

Re: CH-001-018, (Covington Tri Plex)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/12/18 , and Failed the inspection.

During the inspection, 3 HOME units were inspected.

Below are the issues of the failed inspection:

Smoke detector inoperable/or missing battery

Re: HM-000-004, (Cranberry Estates)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/29/18 , and Failed the inspection.

During the inspection, 4 HOME units were inspected.

Below are the issues of the failed inspection:

Guard off of ramp



Re: HM-011-016, (Crosswinds at Tradition Lane)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/30/18 , and Passed the inspection.

During the inspection, 2 HOME units were inspected.

Re: HM-601-008, (Culver's Hill Senior Community)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted This property is out of the program & will not be inspected this year

Re: CH-960-007, (Cunot Senior Housing)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 3/21/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected.

Re: HL-005-001, (Danbury Pointe I)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/2/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected.

Re: HL-005-001, (Danbury Pointe II)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/2/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected.

Re: HM-012-010, (Downtown Terrace)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 10/23/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected



Re: HM-990-009, (Dublin Village Apartments)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/8/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/23/18 , and Failed the inspection.

During the inspection, 35 HOME units were inspected.

Below are the issues of the failed inspection:

Smoke detector missing/or inoperable, Exposed energized electrical, GFCI inoperable, & garbage disposal inoperable

Re: CH-005-009, (Edgewater Group Home)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC. Grantee will not allow inspection

Re: HM-008-009, (Ferdinand Housing for the Elderly - Phase I)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 10/11/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: HM-006-004, (Fountain City Lions Club Senior Housing)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 12/11/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: HM-011-013, (Garden Court East Rental Rehabilitation)



This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 10/16/18 , and Failed the inspection.

During the inspection, 12 HOME units were inspected.

Below are the issues of the failed inspection:

Water heater missing piping at safety valve & water damage

Re: CH-003-008, (Genesis Outreach: Safe Haven)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/9/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected.

Re: CH-006-012, (Guerin Woods Phase III)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/8/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/8/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected.

Re: HM-000-005, (Harbor House)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 10/23/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected.

Re: HM-004-001, (Hartford Place Senior Housing)



This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/27/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: HM-000-001, (Hendricks County Women's Center (Sheltering Wings))

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/1/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected.

Re: DR2H-012-005, (Heritage Haus & Golden Villa High Performance Renovation)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/29/18 , and Failed the inspection.

During the inspection, 11 HOME units were inspected.

Below are the issues of the failed inspection:

Inoperable garbage disposal

Re: CH-007-005, (Heritage Homes)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 10/1/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: DR2H-09-100, (Heritage Place at Parkview)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on d , and Passes the inspection.

During the inspection, 4 HOME units were inspected



Re: CH-015-001, (High School Heights Apartments)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/12/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected.

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 12/11/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: DR2H-09-113, (Hopeside Senior Community II)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 2/26/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: CH-000-011, (Horizon Point Transitional Housing)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/21/18 , and Failed the inspection.

During the inspection, 3 HOME units were inspected.

Below are the issues of the failed inspection:

Broken faucet

Re: CH-007-001, (Independence Place)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 3/22/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected



Re: CH-009-012, (Ivy Lane Apartments - PACE)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 12/10/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: PSH-011-002, (Jackson Street Commons)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/10/18 , and Passed the inspection.

During the inspection, 6 HOME units were inspected

Re: CH-980-001, (Jefferson Homes)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/6/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: CH-990-006, (Jefferson Homes)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/6/18 , and Failed the inspection.

During the inspection, 4 HOME units were inspected.

Below are the issues of the failed inspection:

Toilet flush handle broken, exhaust fan inoperable, garbage disposal inoperable, and kitchen sink stopped up

Re: HM-006-002, (Lammers Pike LP)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/30/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected



Re: HM-009-008, (Lebanon Pointe)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 2/26/18 , and Failed the inspection.

During the inspection, 4 HOME units were inspected.

Below are the issues of the failed inspection:

Corroded register boot

Re: CH-006-017, (LHDC Marengo Housing for the Elderly)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 12/11/18 , and Passed the inspection.

During the inspection, 9 HOME units were inspected

Re: CH-009-003, (Liberty Place)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 3/22/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/2/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: PSH-009-004, (Lucas Place II)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/26/18 , and Failed the inspection.

During the inspection, 6 HOME units were inspected.

Below are the issues of the failed inspection:

Loose electrical outlet



Re: CH-001-009, (Lucy Upson House)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/28/18 , and Failed the inspection.

During the inspection, 2 HOME units were inspected.

Below are the issues of the failed inspection:

Cracked window

Re: HM-003-036, (Lyons Senior Apartment Rehabilitation)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 3/22/18 , and Failed the inspection.

During the inspection, 4 HOME units were inspected.

Below are the issues of the failed inspection:

Exposed live electrical parts

Re: HM-001-021, (Main Street Manor (Nappanee Central School))

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/2/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 3/1/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected



Re: HM-000-013, (Mayme L. Sander's Pathway /Scattered Sites)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/18/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: HM-014-004, (McCord Apartments)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/31/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: HM-012-008, (Meadow Park Apartments)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/11/18 , and Failed the inspection.

During the inspection, 4 HOME units were inspected.

Below are the issues of the failed inspection:

Plumbing leak

Re: CH-007-011, (Medley Street Houses)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/7/18 , and Passed the inspection.

During the inspection, 2 HOME units were inspected

Re: PSH-010-002, (Michigan City Supportive Housing)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/23/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected



Re: CH-000-021, (Midtown Suites)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 12/11/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected.

Re: DR2H-09-105, (Millstone Pointe)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 12/11/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected.

Re: CH-008-001, (Milltown Senior Housing)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/13/18 , and Passed the inspection.

During the inspection, 8 HOME units were inspected.

Re: CH-013-007, (Montezuma Senior I Rentals)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 2/23/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: HM-007-001, (Newbury Pointe)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/5/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected



Re: CH-980-016, (North Dearborn Village I Apartments)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/4/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected.

Re: CH-012-006, (North Liberty Senior Housing)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/17/18 , and Na Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: DR2H-09-127, (Oakview Apartments)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/18/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: CH-003-029, (Opportunity Housing Inc of Putnam County)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/11/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected.

Re: HM-007-013, (Overlook Villas)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/8/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: CH-000-002, (Oxford Place Apartments)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/12/18 , and Failed the inspection.



During the inspection, 4 HOME units were inspected.

Below are the issues of the failed inspection:

Alarm system in trouble mode, inoperable kitchen exhaust, & inoperable range burner

Re: HM-002-014, (Passage Way)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/6/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: CH-005-002, (Pearson Place)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/5/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: CH-006-009, (Perm 4)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/1/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected.

Re: CH-000-006, (Pilgrim Place Senior Housing)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/6/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: HM-980-011, (Pine Crossing)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/14/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected



Re: CH-000-015, (Pioneer Creek Apartments (f.k.a Meridian Heights Apartments))

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/15/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: CH-002-009, (Portland Place Senior Housing)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/15/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: HD-970-019, (Prairie Village Apartments)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/10/18 , and Passed the inspection.

During the inspection, 5 HOME units were inspected

Re: CH-001-024, (Providence Apartments Phase I)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 12/10/18 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Inoperable emergency light

Re: HM-003-011, (R.A. Streb Complex)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/7/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: HM-013-007, (Raintree Terrace Apartments)



This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/30/18 , and Passed the inspection.

During the inspection, 6 HOME units were inspected

Re: HM-011-004, (Rauch Inc)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 12/11/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: HM-005-002, (Recovery Complex)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 12/11/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/21/18 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Loose handrail

Re: HM-012-006, (RomWeber Flats II)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/29/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: CH-950-049, (Rose Court Apartments)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/14/18 , and Failed the inspection.



During the inspection, 4 HOME units were inspected

.

Below are the issues of the failed inspection:

Garbage disposal inoperable

Re: HM-005-001 / HM-005-006, (Rose Valley Apartments)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 2/23/18 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

.

Below are the issues of the failed inspection:

Piping missing at water heater safety valve

Re: HM-002-011, (Scattered Site)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/18/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: HM-003-026, (Shelburn Senior Apartments)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/19/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: PSH-011-001, (South Shore Commons)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 6/12/18 , and Passed the inspection.



During the inspection, 4 HOME units were inspected

Re: CH-011-002, (Spicewood Garden II)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 2/26/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: CH-001-006, (Springhill Homes (Marion Scattered Site))

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/6/18 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Slow drain and missing pipe at water heater safety valve

Re: CH-007-002, (Springtown Apartments)

This has not been inspected this year but will be before 12 31/19

Re: DR2H-09-115, (St. George Apartments)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 3/8/18 , and Failed the inspection.

During the inspection, 12 HOME units were inspected

Below are the issues of the failed inspection:

Exired fire extinguisher tags, inoperable smoke detector, wall damage from vehicle impact, & bad GFCI



Re: HM-980-002, (Starr Senior Apartments)

This has not been inspected this year but will be before 12 31/19

Re: PSH-010-003, (Stepping Stone Apartments)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/13/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: HM-007-014, (Stonehurst Pointe)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/29/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: CH-009-004, (Stork Place)

This has not been inspected this year but will be before 12 31/19

Re: HM-000-007, (The Historic Potter House Renovation Project)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/30/18 , and Passed the inspection.

During the inspection, 3 HOME units were inspected

Re: HM-003-010, (The Pillars)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/10/18 , and Failed the inspection.

During the inspection, 5 HOME units were inspected

Below are the issues of the failed inspection:

Smoke detectors not interconnected



Re: HM-012-011, (The Point on Fall Creek II)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/3/18 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Water damage, low smoke detector battery. Window locks missing, & inoperable garbage disposal

Re: HM-013-001, (The Villages at Van Cleve)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/27/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: HM-006-009, (The Water Tower Place Apartments)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 6/28/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: HM-003-012, (Towne Village Apartments)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 10/1/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: CH-990-020, (Transitional Housing)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/23/18 , and Failed the inspection.

During the inspection, 2 HOME units were inspected



Below are the issues of the failed inspection:

Loose stairway handrail

Re: HML-013-003, (Uptown Artist Lofts)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/23/08 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: CH-980-002, (Valley Court Apartments)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 10/31/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: CH-990-007, (Valley Court Apts North Vernon / (Village Apts))

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/28/18 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Exhaust fan inoperable

Re: CH-008-006, (Veedersburg Rentals)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/12/18 , and Failed the inspection.

During the inspection, 2 HOME units were inspected



Below are the issues of the failed inspection:

Water heater safety valve piping incorrectly installed, & bad GFCI

Re: DR2H-09-129, (Village at Whitewater)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/28/18 , and Passed the inspection.

During the inspection, 11 HOME units were inspected

Re: CH-011-003, (Villas of Guerin Woods #5 & #6)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/8/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: DR2H-011-001, (Villas of Guerin Woods #5 & #6)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/8/18 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: CH-007-013, (West Lebanon Apartments II)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/12/18 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:



Piping missing at water heater safety valve, exposed electrical, range exhaust inoperable, & inoperable garbage disposal

Re: PSH-009-002, (Willard Park)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 12/11/18 , and Passed the inspection.

During the inspection, 6 HOME units were inspected

Re: Oaktown & Bruceville, (CH-000-023)

This has not been inspected this year but will be before 12 31/19

Re: Aspen Meadows II, (CH-001-008)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 3/28/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Village Apartments of Corydon II, (CH-001-014)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 6/4/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Permanent Housing, (CH-001-020)

This has not been inspected this year but will be before 12 31/19

Re: Apple Blossom Court Apartments, (CH-001-021)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 3/14/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected



Re: Opportunity Housing Inc. of Putnam County (Scattered Sites), (CH-001-022)

This has not been inspected this year but will be before 12 31/19

Re: 516 S. Main Street, (CH-002-001)

This has not been inspected this year but will be before 12 31/19

Re: North Dearborn Village II Apartments, (CH-002-005)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/24/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Housing Opp, (CH-003-014)

This has not been inspected this year but will be before 12 31/19

Re: Providence Senior Apartments, Phase II, (CH-003-017)

This has not been inspected this year but will be before 12 31/19

Re: Oaktown Apartments, (CH-003-027)

This has not been inspected this year but will be before 12 31/19

Re: Rockville Subdivision, (CH-004-003)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/8/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: 2005 Rental Project, (CH-004-010)

This has not been inspected this year but will be before 12 31/19



Re: Ohio View Apartments, (CH-004-011)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/9/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Hope Manor Transitional Housing, (CH-005-004)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 6/4/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Inoperable garbage disposal

Re: Perm 3, (CH-005-012)

This has not been inspected this year but will be before 12 31/19

Re: Cayuga III, (CH-005-018)

This has not been inspected this year but will be before 12 31/19

Re: Housing Opportunities, Inc, (CH-005-021)

This has not been inspected this year but will be before 12 31/19

Re: Pathfinder Service Transitional Housing, (CH-005-031)

This property is out of the program & will not be inspected this year

Re: Fulton Place, (CH-005-033)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 6/19/2019 , and Passed the inspection.



During the inspection, 4 HOME units were inspected

Re: Great Oak Apartments, (CH-007-019)

This has not been inspected this year but will be before 12 31/19

Re: Spicewood Garden I, (CH-007-021)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/8/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Heart House Vevay, (CH-008-002)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 6/19/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Fire extinguisher expired

Re: Plum Tree Gardens, (CH-008-003)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/8/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Veedersburg Rentals, (CH-008-006)

This has not been inspected this year but will be before 12 31/19



Re: McCord Rental (Northwoods), (CH-009-005)

This has not been inspected this year but will be before 12 31/19

Re: Lincoln Manor of Holland, (CH-009-008)

This has not been inspected this year but will be before 12 31/19

Re: Gardens at Pebble Brook, (CH-010-001)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/8/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

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Below are the issues of the failed inspection:

Inoperable exhaust fan

Re: Rental 2011, (CH-011-004)

This has not been inspected this year but will be before 12 31/19

Re: Aberdeen Woods Senior Development, (CH-011-005)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 6/27/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: EverGreen Homes, (CH-011-007)

This has not been inspected this year but will be before 12 31/19



Re: Covered Bridge Apartments, Phase II, (CH-012-001)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/29/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Missing pipe at water heater

Re: Historic Greensburg Square, (CH-012-005)

This has not been inspected this year but will be before 12 31/19

Re: Roper Capstone, (CH-013-002)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/8/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Spicewood Garden III, (CH-013-003)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/8/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Providence Place, Phase VI, (CH-013-004)

This has not been inspected this year but will be before 12 31/19



Re: Country Trace III, (CH-013-006)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 6/4/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Montezuma Senior I Rentals, (CH-013-007)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/8/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Bend in the Woods Estates, (CH-940-024)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/9/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Slow drain

Re: Monroe City & Bicknell Apartments, (CH-970-032)

This has not been inspected this year but will be before 12 31/19

Re: Ridgecrest Apartments, (CH-980-004)

This has not been inspected this year but will be before 12 31/19

Re: The Haciendas Apartments, (DR1H-012-002)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 3/20/2019 , and Failed the inspection.



During the inspection, 0 HOME units were inspected

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Below are the issues of the failed inspection:

Damaged floor & frayed carpet

Re: Lincoln Avenue Apartments, (DR2H-011-002)

This has not been inspected this year but will be before 12 31/19

Re: Heart House Conwell, (DR2H-011-006)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/25/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

.

Below are the issues of the failed inspection:

Exterior door will not lock

Re: Harborview Apartments, (DR2H-012-004)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/25/2019 , and Failed the inspection.

During the inspection, 6 HOME units were inspected

.

Below are the issues of the failed inspection:

damaged support columns

Re: Spicewood Garden I, (DR2H-09-101)



This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/8/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Amber Woods, (DR2H-09-102)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/24/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

HVAC Vent blocked

Re: Covered Bridge Apartments, (DR2H-09-103)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/29/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Preston Pointe Apartments, (DR2H-09-121)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/24/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

water damage & mildew

Re: Broadstone Pointe Apartments, (DR2H-09-122)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/17/2019 , and Passed the inspection.



During the inspection, 4 HOME units were inspected

Re: Fountain View Senior Apts dba Fountain Block Apts, (DR2H-09-131)

This has not been inspected this year but will be before 12 31/19

Re: Grace Lutheran Community, (DR2H-09-134)

This has not been inspected this year but will be before 12 31/19

Re: Wyandotte House Youth Shelter, (HD-007-029)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 6/4/2019 , and Passed the inspection.

During the inspection, HOME units were inspected

Re: Triple S Smith Farms Migrant Farmworker Housing, (HD-012-001)

This has not been inspected this year but will be before 12 31/19

Re: Community Mental Health Center, Inc. (21 N. Depot St.), (HM-001-011)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 3/29/2019 , and passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Conner Court II Apartments, (HM-001-014)

This has not been inspected this year but will be before 12 31/19

Re: The Lighthouse (Columbia City Transitional Housing), (HM-001-017)

This has not been inspected this year but will be before 12 31/19



Re: Sycamore Place Apts, (HM-002-006)

This property is out of the program & will not be inspected this year

Re: Central Apartment Expansion, (HM-002-013)

This has not been inspected this year but will be before 12 31/19

Re: LudLow Apartments, (HM-003-030)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/25/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Arbor Woods Apartments, (HM-004-002)

This has not been inspected this year but will be before 12 31/19

Re: Central Apartments, (HM-004-006)

This has not been inspected this year but will be before 12 31/19

Re: Rose Valley Apartments, (HM-005-001)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/8/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

.

Below are the issues of the failed inspection:

Garbage disposal inoperable, missing pipe on water heater, & kitchen exhaust inoperable

Re: Rose Valley Apartments, (HM-005-006)



This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/8/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Inoperable garbage disposal, Bad GFCIs

Re: Butterfly Gardens - Rental Supportive Housing, (HM-006-005)

This has not been inspected this year but will be before 12 31/19

Re: My Home, (HM-007-004)

This has not been inspected this year but will be before 12 31/19

Re: HPI 2008 Rental Project, (HM-007-006)

This has not been inspected this year but will be before 12 31/19

Re: HPI 2008 Rental Project, (HM-007-006)

This has not been inspected this year but will be before 12 31/19

Re: Cayuga IV, (HM-007-007)

This has not been inspected this year but will be before 12 31/19

Re: Crawford County Elderly Housing, (HM-007-008)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/9/2019 , and passed the inspection.

During the inspection, 9 HOME units were inspected



Re: Clinton Court Apartments, (HM-008-001)

This has not been inspected this year but will be before 12 31/19

Re: Shelby Apartments, (HM-008-007)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/16/2019 , and passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Clinton Court Apartments Phase II, (HM-009-002)

This has not been inspected this year but will be before 12 31/19

Re: Jacob's Village Apartments, (HM-011-005)

This has not been inspected this year but will be before 12 31/19

Re: Blue River Rental Rehabilitation, (HM-011-006)

This has not been inspected this year but will be before 12 31/19

Re: East Bank Village Apartments, (HM-011-018)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/13/2019 , and passed the inspection.

During the inspection, 6 HOME units were inspected

Re: Meadows Apartments, (HM-013-004)

This has not been inspected this year but will be before 12 31/19



Re: Aberdeen Woods III, (HM-014-001)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 6/27/2019 , and passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Bruceville and Oaktown, (HM-402-001)

This has not been inspected this year but will be before 12 31/19

Re: Beech Grove Station Senior, (HML-013-001)

This has not been inspected this year but will be before 12 31/19

Re: Near North CDC, (NSP1-009-011)

This has not been inspected this year but will be before 12 31/19

Re: City of Muncie, Indiana(Millennium Home Ownership, (NSP1-009-019)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/9/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

loose hand railing

Re: Lawrenceburg/Batesville Supportive Housing, (PSH-010-001)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 3/29/2019 , and passed the inspection.

During the inspection, 4 HOME units were inspected

